

ARTICLE IV

Section 1. Any new structure or extension of existing structure intended for any use shall be set back from the street property line at least fifty (50) feet. In the case of multiple family dwelling structures, the set back shall be increased by an additional five (5) feet per family dwelling unit. ie: (50 plus (5 multiplied by the number of family units)). And that any such structure shall be set back from the side and rear lot lines by at least thirty (30) feet except in the case of multiple family dwelling structures, this set back shall be increased by an additional ten (10) feet per family dwelling unit, ie: (30 plus 10 multiplied by the number of family units).

Section 2. Every building lot shall have a minimum contiguous lot frontage on Federal, State and Town highways of two hundred (200) feet provided that where lots are located on exterior side of a curving street the minimum road frontage shall be no less than one hundred (100) contiguous feet, provided that the average width of the lot measured across its center shall be two hundred (200) feet. Building lots on which multiple family dwellings are located shall have an additional frontage of twenty (20) feet per family unit when less than five (5) family units and forty (40) feet per family unit when five (5) or more family units are considered. ie: (200 plus 20 multiplied by the number of family units) or (200 plus 40 multiplied by the number of family units). No lot line shall be less than one hundred (100) feet and each lot shall have no less than four (4) lot lines.

Section 3. No lot shall be less than two (2) acres in area except that lots on which multiple family dwellings are located shall be increased by 12,000 square feet per family dwelling unit when less than five (5) units and by 20,000 square feet per family unit when five (5) or more family units, ie: 2 Acres plus 12,000 multiplied by the number of family units or 2 Acres plus 20,000 multiplied by the number of family units. No lot shall have more than one (1) occupied dwelling thereon.

Section 4. This section removed March 8, 2005.

Section 5. The maximum percentage of each building lot which may be occupied by buildings, off street parking areas, driveways, septic systems and associated leaching fields shall be thirty (30) percent.

Section 6. At least one (1) acre of contiguous land of every lot, laid out for residential use (after the adoption of this amendment) shall be buildable land with soils dry enough (to permit) for installation (and use of facilities for disposal) of sanitary waste(s) disposal facilities and shall not have slopes exceeding twenty percent (20%). Wetlands as described in this zoning ordinance are excluded as buildable land. To facilitate determination of the existence of sufficient buildable land, reference should be made to USDA soils maps where indications are given of soil types, ledge conditions, slopes, (Height of) water table, and permeability of soils or by individual lot testing (of area in question).

Section 7. During excavation of test pits and/or percolation tests there will be a certified soil scientist or other approved official present that will certify all results with his seal and/or signature.

Section 8. All sanitary disposal systems (septic tanks, Leach fields, etc.) shall have no portion within thirty (30) feet of any lot line, or within one hundred (100) feet of any wetland or water supply.

Section 9. Any lot existing at the effective date of this ordinance, lawfully created by deed or recorded plan at the Rockingham County Registry of Deeds, shall be exempt from the lot size, frontage and structure setback standards of this ordinance; provided that each such lot and structure thereon shall comply with the lot size, frontage and structure setback standards in effect at the time of the creation of the lot. Each such lot and structure shall comply with all other provisions of this ordinance.

Provided further that lots existing prior to March 5, 1974 shall be exempt from Article IV, Section 8 provided that they meet the specifications of the State of New Hampshire Water Supply and Pollution Control Commission for installation of water supply and septic systems.

Section 10. All multi-family dwelling units, which are defined as any structures containing more than two (2) dwelling units, whether or not such development includes a subdivision or resubdivision of the site shall require review and approval for site plans for the development or change or expansion of use of tracts by the Planning Board. The Town Clerk or other appropriate recording official shall file with the register of deeds, a certificate of notice showing that the Planning Board has been so authorized, giving the date of such authorization.

ARTICLE V

Section 1. All dwellings and structures shall meet the requirements stated in the 2000 edition of the ICC Codes.

Section 2. Each dwelling or mobile home shall have a minimum ground floor area of at least six hundred (600) square feet inside measurement for each family unit, provided further that minimum floor area shall be one hundred fifty (150) square feet per occupant.

Section 3. Occupied buildings and structures shall not exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height.

Section 4. Sewage: All building lots with occupied dwellings and buildings in private and public use shall be equipped with a state approved septic disposal system.

Section 5. The roof of every building hereafter erected or recovered in part or in whole shall be covered with fire-resisting materials, except that this section shall not be construed to prohibit the use of wood shingles in repairing any roof now covered with wood shingles.

Section 6. All multiple unit dwellings shall conform to and shall not exceed the following limitations:

Number of Family Units	Number of Bedrooms/Family Unit
7 - 8	One
5 - 6	Two
3 - 4	Three
2	Four

Section 7. Reconstruction of buildings: Any structure destroyed by fire, explosion, flood, storm, or other Act of God may be rebuilt or reconstructed within one (1) year of its destruction except, that if a non-conforming use is destroyed to a degree of over fifty (50) percent as determined by assessed valuation it must, when rebuilt, conform to the terms of this ordinance as to its construction.

Section 8. The construction of a small detached accessory building (100 SQUARE FEET OR LESS) together with minor alterations and repairs and general upkeep of existing buildings shall not require a building permit.

Section 9. All existing structures if converted into multiple family dwelling units shall meet all requirements specified in the current zoning ordinances.

Section 10. All dwellings and buildings shall meet the Life Safety Code in accordance with NFPA Section 101 - 2000 Edition.

Section 11. All driveway construction, reconstruction, resurfacing, or paving where it accesses a Town right of way must have an issued permit prior to work beginning. Work completed without permit may be required to be altered or reconstructed so as to meet town Driveway Specifications.

ARTICLE V-A

Section 1. The excavation and removal of earth, loam, topsoil, gravel, clay or stone for use or sale other than that excavation or removal which is necessary and incidental to the construction or alteration of a building, for which a building permit has been obtained or incidental to property maintenance or improvement where sale of these materials is not involved is prohibited without a written permit obtained from the PLANNING BOARD. The PLANNING BOARD will regulate all gravel operations in accordance with the EXCAVATION REGULATIONS adopted by the Planning Board and the most current State Regulation (RSA 155E or most current).

